



**Bird Grove
Burntwood**

Bird Grove

Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom detached family home situated on the popular modern residential development Burntwood Manor.

The property is set down a private shared driveway with a stunning high spec dining kitchen, good sized lounge, three bedrooms, family bathroom and en-suite to the master. Externally there is a private three/four car driveway, detached converted garage currently used as a games room and a landscaped private rear garden.

It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, superstore and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away

RECEPTION HALL:

Front entrance door, laminate flooring, ceiling light point, radiator, under stairs shoe cupboard, stairs to first floor accommodation and doors to kitchen, guest w/c and lounge.

LOUNGE:

4.96m x 3.17m

Carpeted flooring, TV & phone sockets, ceiling light point, radiator, windows to front and side.

HIGH SPECIFICATION KITCHEN-DINER:

6.90m max x 4.95m max

Range of modern matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, integrated fridge-freezer, laminate flooring, radiator, ceiling light points, dining area, window to front and side and French doors to the garden.

GUEST WC:

Modern white suite comprising: low level WC, wash hand basin, radiator, light point and extractor.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and airing cupboard.

MASTER BEDROOM:

6.15m x 3.90m

Built in wardrobe, carpeted flooring, radiator, ceiling light point, window to front and door to en-suite.

MODERN FITTED EN-SUITE:

White suite comprising: shower cubicle, pedestal wash hand basin, low level w/c, ceiling light point, radiator and window to front.

BEDROOM TWO:

3.23m x 2.66m

Built in wardrobe, carpeted flooring, ceiling light point, radiator, windows to side and rear.





BEDROOM THREE:

2.23m x 2.66m

Carpeted flooring, ceiling light point, radiator and window to side.

MODERN FITTED FAMILY BATHROOM:

White suite comprising: bath, pedestal wash hand basin, low level w/c, part wall tiling, tiled flooring, ceiling light point and window to rear.

DETACHED CONVERTED GARAGE:

Currently used as a games room and featuring: door to garden, up and over door to front, light and electric points.

EXTERNALLY:

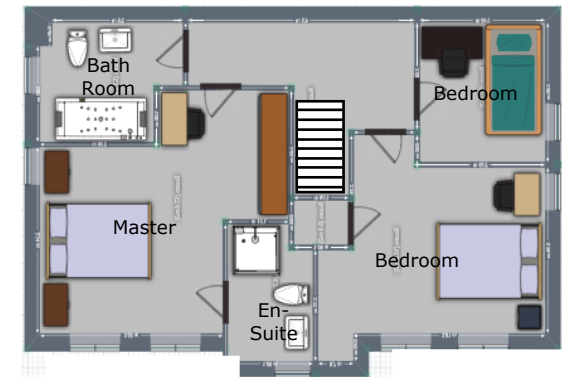
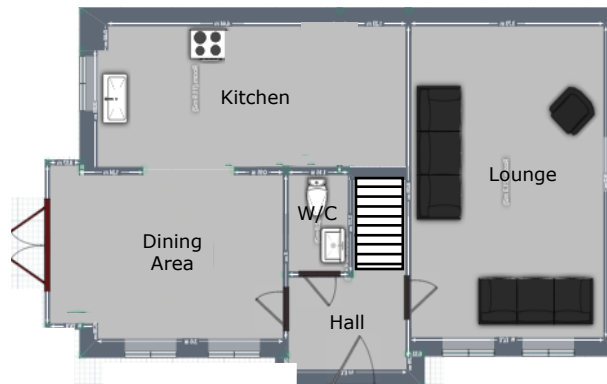
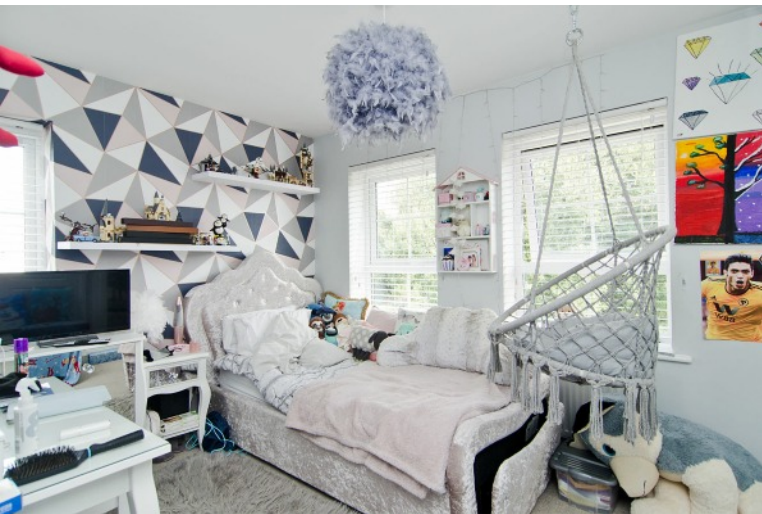
At the front is a tarmac drive with parking for three/four cars which leads to the garage. The good sized private rear garden is enclosed by

fenced borders and features; patio area ideal for entertaining and AstroTurf lawn.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER: These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

